

1.0 INTRODUCTION

This Draft Program Environmental Impact Report (EIR) evaluates the environmental effects of the adoption of the Grantville Redevelopment Project and implementation of redevelopment project activities within the proposed Grantville Redevelopment Project Area (Project Area). The Redevelopment Plan for the Grantville Redevelopment Project Area will be implemented in accordance with the CCRL California Health and Safety Code Section 33000, et. seq. The Grantville Redevelopment Project is proposed as a catalyst to reverse the physical and economic blight identified by the City within the Project Area. A variety of redevelopment activities will be implemented subsequent to the adoption of the Redevelopment Project Area in order to achieve the objectives of the project. These activities will include, but not be limited to, the acquisition of land or building sites, improvement of land and building sites, rehabilitation of structures, improving public facilities and infrastructure, expanding employment opportunities, expanding recreational opportunities in the Project Area, and providing other public improvements and landscaping.

The EIR was prepared by professional environmental consultants under contract with the Redevelopment Agency of the City of San Diego (Agency). The Agency is the lead agency for the preparation of the EIR as defined by the CEQA and the content of the document reflects the independent judgment of the Redevelopment Agency of the City of San Diego.

1.1 Purpose of the EIR

This EIR is intended to provide information to public agencies, the general public, and decision makers, regarding the environmental impacts associated with the adoption and implementation of the Grantville Redevelopment Project. Under the provisions of CEQA, "the purpose of the environmental impact report is to identify the significant effects of a project on the environment, to identify alternatives to the project, and to indicate the manner in which significant effects can be mitigated or avoided." (Public Resources Code 21002.1(a)).

1.2 Contact Person

Comments of all agencies and individuals are invited regarding the information contained in the Draft EIR. Where possible, those responding are encouraged to provide the information they believe is lacking in the Draft EIR, or indicate where the information may be found. The Agency requests that all comments on the Draft EIR be sent to the following City of San Diego Redevelopment Agency contact person:

Mr. Tracy Reed
Economic Development Division
600 B Street, Fourth Floor, MS-904
San Diego, California 92101-4506

Following the 45-day public review period for the Draft EIR, which extends from December 13, 2004 to January 31, 2005 all written comments received on the Draft EIR will be responded to by the Agency in

writing. The written comments and Agency responses will be incorporated into a Final EIR. The Final EIR will be certified by the Redevelopment Agency at the time the project is considered for approval.

1.3 Legal Requirements

This EIR is an informational document intended for use by the Agency, other departments of the City of San Diego, Planning Commission and City Council, and the members of the general public in evaluating the potential environmental effects of redevelopment within the Grantville Redevelopment Project Area.

This document has been prepared as a Program EIR in accordance with Section 15168(a)(3) of the State CEQA Guidelines. Preparation of a Program EIR for this project is appropriate in light of Section 15180 of the CEQA Guidelines related to Redevelopment Projects. Section 15180 of the CEQA Guidelines states:

- (a) All public and private activities or undertakings pursuant to or in furtherance of a redevelopment plan constitute a single project, which shall be deemed approved at the time of adoption of the redevelopment plan by the legislative body. The EIR in connection with the redevelopment plan shall be submitted in accordance with Section 33352 of the Health and Safety Code.
- (b) An EIR on a redevelopment plan shall be treated as a program EIR with no subsequent EIRs required for individual components of the redevelopment plan unless a subsequent EIR or a supplement to an EIR would be required by Section 15162 or 15163.

This EIR complies with all criteria, standards, and procedures of the CEQA of 1970 as amended (Public Resources Code 21000 et. seq.), State CEQA Guidelines (CAC 15000 et. seq.), and the amended procedures for Implementation of CEQA and the State CEQA Guidelines (Redevelopment Agency Guidelines) adopted by the Redevelopment Agency in 1990 and on file in the Office of the Secretary of the Agency. Per Section 21067 of CEQA and Sections 15367 and 15050 through 15053 of the State CEQA Guidelines, the Redevelopment Agency of the City of San Diego is the Lead Agency under whose authority this document has been prepared.

1.4 Public Review And Comments

In order to define the scope of the EIR, a Notice of Preparation (NOP) was distributed to city, county, and state agencies, other public agencies, and interested private organizations and individuals. The purpose of the NOP was to identify agency and public concerns regarding potential impacts of the Grantville Redevelopment Project. Additionally, a public scoping meeting was held for the proposed project in order to solicit input on the scope and content of the EIR. This meeting occurred on July 26, 2004.

Written comments received during the 30-day public review period for the NOP and at the public scoping meeting are included in Appendix A of this EIR. Also, the transcript of verbal comments received at the scoping meeting is provided in Appendix A. Technical documents prepared for this EIR are included as

additional appendices. These documents were utilized as reference material in the analysis of environmental impacts.

This Draft EIR has been made available for public inspection at the following locations:

1. City of San Diego Redevelopment Agency. 600 B Street, 4th Floor, San Diego, CA 92101
2. City of San Diego Central Library (Science & Industry Section). 820 E Street, San Diego CA 92101
3. Mission Valley Branch Library. 2123 Fenton Parkway, San Diego, CA 92108
4. Tierrasanta Library. 4985 La Cuenta Drive, San Diego, CA 92124
5. Benjamin Branch Library. 5188 Zion Avenue, San Diego, CA 92120
6. San Carlos Branch Library. 7265 Jackson Drive, San Diego, CA 92119
7. Navajo Community Service Center. 7381 Jackson Drive, San Diego, CA 92119

Copies of the Draft EIR are available to the public on payment of a reasonable charge for reproduction. Documents are available for review during regular business hours. An electronic copy of the EIR is also available for review and/or downloading on the City of San Diego Redevelopment Agency's web site at www.sandiego.gov/redevelopment-agency/grantville.shtml.

1.5 Contents Of The EIR

The structure of the EIR is identified in the Table of Contents. The EIR is organized into 13 sections, including the Executive Summary.

The Executive Summary provides a brief project description, summarizes anticipated project impacts and mitigation measures, identifies alternatives evaluated in the EIR, and discusses areas of controversy and issues to be resolved.

Section 1.0 Introduction discusses the purpose of the EIR, identifies the lead agency contact person, legal requirements, public review and comment period, availability of reports, contents of the EIR, and intended uses of the EIR.

Section 2.0 Environmental Setting provides a description of the general environmental setting of the Project Area.

Section 3.0 Project Description provides a detailed description of the proposed project including project location and boundaries, project characteristics, project objectives, potential public improvements, and the project's relationship to existing community plans.

Section 4.0 Environmental Analysis provides an analysis of project impacts and identification of mitigation measures designed to reduce significant impacts.

Section 5.0 Cumulative Impacts discusses the impact of the proposed project in conjunction with other planned and future development in the surrounding areas.

Section 6.0 Growth Inducement evaluates the potential influence the proposed project may have on growth within the surrounding communities.

Section 7.0 Effects Not Found to Be Significant lists all the issues determined to not be significant as a result of preparation of this EIR.

Section 8.0 Alternatives provides an analysis of alternatives to the proposed project that have the potential to reduce significant impacts associated with the proposed project.

Section 9.0 References lists the data references utilized in preparation of the EIR.

Section 10.0 Glossary provides a glossary of terms used in the document.

Section 11.0 Individuals and Agencies Consulted lists all the individuals and agencies consulted and cited in the EIR.

Section 12.0 Preparers of EIR lists the individuals and companies involved in the preparation of this EIR.

The NOP, Responses to the NOP, and scoping meeting comments are also contained within Volume I, Appendix A. Volume II contains the technical documents (e.g., traffic report, cultural resources report) included as appendices to the EIR.

In compliance with Public Resources Section 211081.6, a mitigation monitoring program will be prepared as a separately bound document that will be adopted in conjunction with the certification of the Final EIR.